





## Building Repair, Remodeling, and Construction

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This activity applies to you if you are engaged in common on-site labor activities associated with construction of buildings and other structures, remodeling of existing buildings and houses, painting of building exteriors, and general exterior building repair work. Stormwater runoff from building repair, remodeling, and construction work can be contaminated with toxic hydrocarbons in solvents, other toxic organic compounds, suspended solids, heavy metals, abnormal pH, and oils and greases. Concrete pouring is covered under “Concrete and Asphalt Application at Temporary Sites.”

### **MINIMUM REQUIREMENTS**

**The following BMPs, or equivalent measures, methods, or practices are required if you are engaged in building repair, remodeling, and construction:**

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**1** Do not dump any substance or liquid waste on the pavement, the ground, or toward a storm drain.
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**2** Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.
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**3** Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning. Dispose all wash water from tool cleaning to the sanitary sewer system, not onsite yard drains or street drains.
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**4** Clean paintbrushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be dumped into a sanitary sewer drain. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal.



See BMP Info sheet 2 in Chapter 4 for information on disposal

options.

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Use a storm drain cover, filter fabric, or similarly effective runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area and enter a catch basin. This is particularly necessary on rainy days. The containment device(s) must be in place at the beginning of the workday and accumulated dirty runoff and solids must be collected and disposed of in an appropriate manner before removing the containment device(s) at the end of the workday. A combination of a wet vacuum and brooms and dustpans can be used to collect accumulations of dirty runoff. Drain covers, filter fabric, and other containment devices are commercially available if effective runoff control cannot otherwise be provided.

If you need to de-water an excavation site, you must filter the water before discharging to a catch basin or discharging off-site. You should direct the water through hay bales and filter fabric or use other sediment filters or traps. The pH of water from dewatering activities must be monitored. If the pH is not neutral, discharge must not occur to a drainage system until water is neutralized through an approved neutralizing method. Dewatering must also be assessed for other pollutants that may not be removed by simple filtering of stormwater. If other pollutants are present, discharge of water to surface or stormwater systems may not be allowed.

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Routine maintenance:

- Store and maintain appropriate spill cleanup materials in a location known to all. Ensure that employees are familiar with proper spill cleanup procedures.
- If the area is paved, sweep it weekly and collect loose particles for proper disposal. Wipe up spills with rags and other absorbent material immediately. Do not hose down the area to a storm drain.
- Store toxic material under cover during precipitation events and when not in use (such as overnight). A cover would include tarps or other temporary cover materials.



See Activity Sheet on “Storage of Liquid Materials Portable Containers.”

### **ADDITIONAL BMPs**

**The following BMPs are not required, but they can provide improved pollution control:**



Recycle or reuse left over materials.



A catch basin insert, configured for debris and sediment removal, may remove some of the pollutants in runoff from this activity. Catch basin inserts require frequent maintenance to be effective. Carefully consider this requirement when evaluating your options.



See BMP Info Sheet 9 in Chapter 4 for more information.

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For more information or assistance in implementing these best management practices, contact the King County Department of Natural Resources and Parks Stormwater Services Section at 206-296-1900.

Reader Note: The above requirements are the minimum required BMPs. If these BMPs fail to prevent discharges to the storm drainage system you will be asked to take additional measures to correct the continued pollution discharges.